#### FOR SALE - REFURBISHMENT / DEVELOPMENT OPPORTUNITY

### 20 MILL ROAD HILLTOWN



FRAZER KIDD

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# **Location and Situation**

Hilltown is a small village located in County Down with a population of c.1,000. It is situated c.38 miles South of Belfast.

The property is situated approximately 1.5 miles North of Hilltown. The Mill Road is accessed via the Rathfriland Road.

## Description

The property extends to 0.5 of an acre comprising of a yard with a detached three bedroom house, stable, workshop building and an area of hard standing.

## Accommodation

We understand the accommodation to be as follows:-

Reception Room 1	15.66 m2	(167 sq ft)
Reception Room 2	14.00 m2	(151 sq ft)
Office	14.66 m2	(158 sq ft)
Kitchen/Conservatory	7.53 m2	(81 sq ft)
Shower Room	2.76 m2	(30 sq ft)
Bedroom 1	15.97 m2	(172 sq ft)
Bedroom 2	10.50 m2	(113 sq ft)
Bedroom 3	15.04 m2	(162 sq ft)
W.C	2.12 m2	(23 sq ft)
Bathroom	4.54 m2	(49 sq ft)
Workshop	56.71 m2	(610 sq ft)
Stable	50.83 m2	(547 sq ft)

## Rates

Capital Value: £105,000 Domestic Rate Poundage: 0.007869 Rates Payable: Approximately £826.25 per annum \*We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

EPC

TBC.

## Price

Offers in the region of £85,000.

# VAT

All figures quoted are exclusive of VAT, which may be payable.

## Viewing

Strictly by appointment with the sole selling agents.

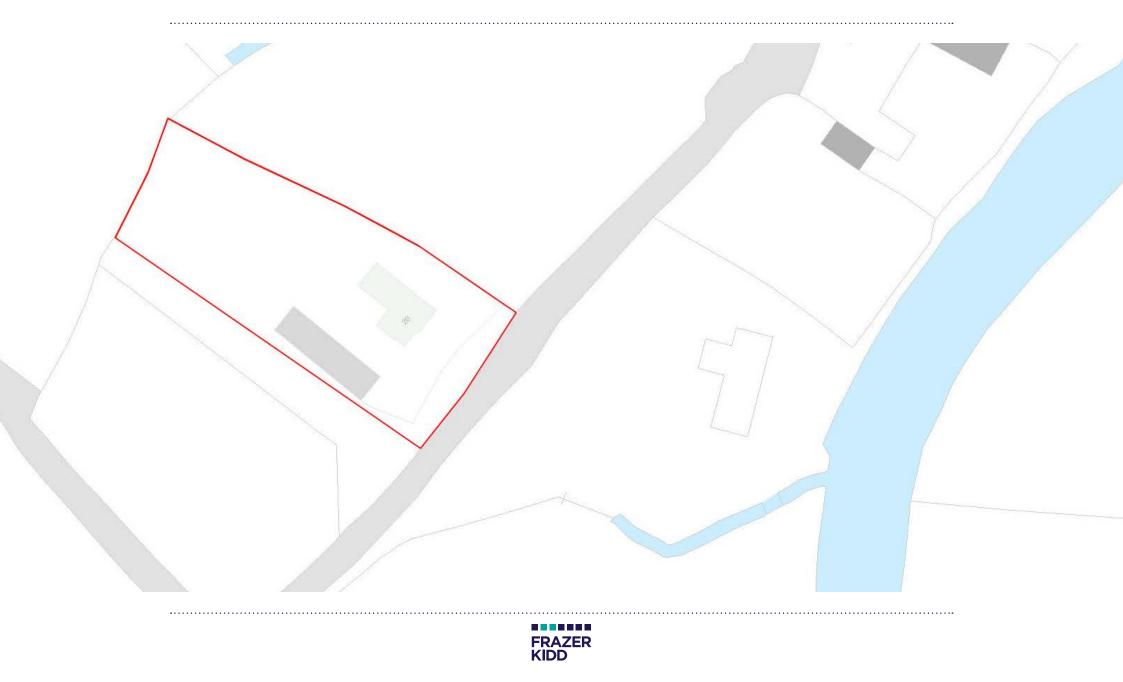
#### Frazer Kidd

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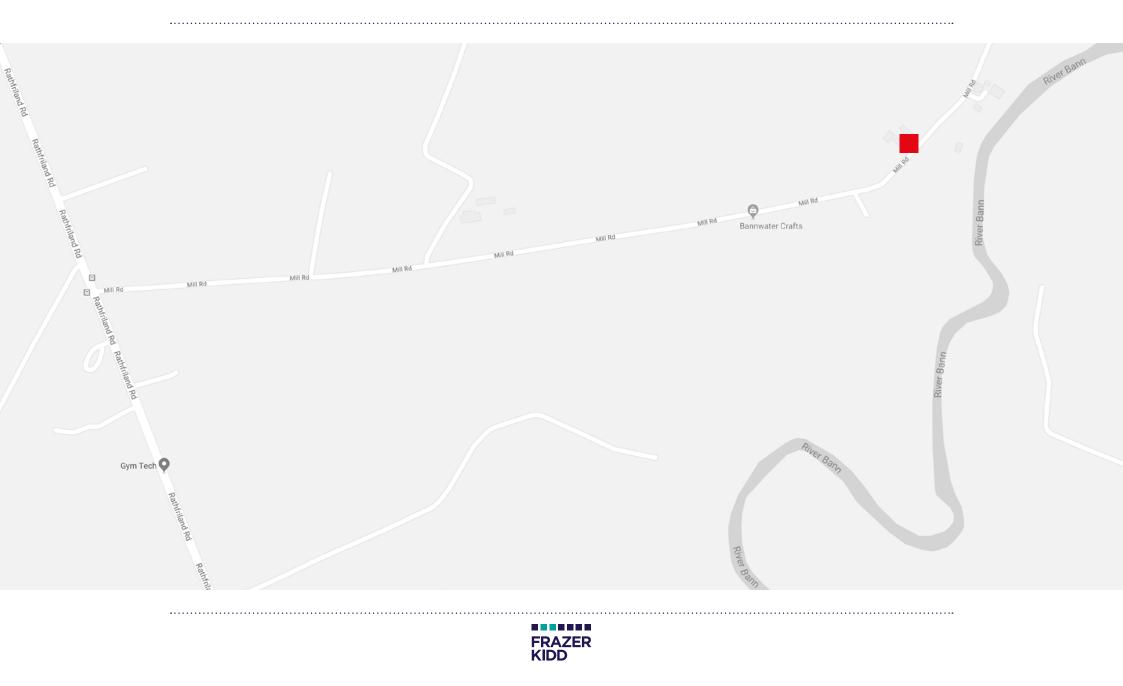




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